



# Town Council Agenda Report

**SUBJECT:** Land Use Plan Amendment

**CONTACT PERSON/NUMBER**

Name: Mark A. Kutney, AICP  
Phone: (954) 797-1101

**TITLE OF AGENDA ITEM:**

LA 00-1A Wal\*Mart, petitioner - Wolf Family - Owner  
Request to change the land use from Commerce/Office to Commercial  
Generally located on the northeast corner of University Drive and  
Stirling Road.

**REPORT IN BRIEF:** Request to change the land use for a 33.94 acre vacant parcel of land known as the Wolf property. This property is located at the northeast corner of University Drive and Stirling Road. The current land use designation is Commerce/Office and is proposed to be Commercial. This application is being processed as a local large-scale amendment. The Broward County Land Use Plan designation is currently commercial. Upon transmittal of the Ordinance to the Department of Community Affairs (DCA), the Town will respond to any comments received from DCA and then schedule the second hearing and adoption of the proposed land use change.

A plat for this property, recently approved, permitted under the existing land use designation, a 185 room hotel, 90,000 square feet of commercial, 387,000 square feet of office, and 100,000 square feet of industrial. The applicant has proposed the land use designation of commercial to allow for 250,000 square feet of commercial use. The impacts of the proposed land use change would result in an increase in solid waste and a decrease in sanitary sewer, potable water, and roadway trips. This request would decrease the availability of land to implement the Town's policy of encouraging the development of commerce activities and offices for administrative, professional and business purposes in a campus-like setting.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Local Planning Agency (LPA) recommended denial of LA 00-01 at its April 26, 2000 meeting (motion carried 3-0, Member Stahl absent).

**FISCAL IMPACT:** None.

**RECOMMENDATION(S):** Motion to deny.

**Attachment(s):** Staff Report

Exhibit "A":

Original Report Date: 2/23/00

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:** Mary L. Wolf, Individually  
and Wolf Trust, et.al.

**Agent:** Kimley-Horn &  
Associates

**Name:** same

**Name:** Matt Stader, EIT

**Address:** P.O. Box 215

**Address:** Suite 400  
601 21st Street

**City:** Newville, AL 36353-0215

**City:** Vero Beach, FL 32960

**Phone:** 334-795-3056

**Phone:** 561-562-7981

**Lessee/Contract Purchaser**

**Council**

**Name:** Wal\*Mart Stores East, Inc.

**Name:** Susan P. Motley  
Ruden McCloskey Smith  
Schuster & Russell, P.A.

**Address:** 2001 SE 10th Street

**Address:** 200 East Broward Blvd.

**City:** Bentonville, AR 72712-6489

**City:** Fort Lauderdale, FL.

**Phone:** 501-273-4000

**Phone:** 954-527-2412

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**BACKGROUND INFORMATION**

**Application Request:** Land Use Plan Amendment for 33.94 acres of land  
from Commerce/Office to Commercial.

**Address/Location:** Northeast corner of University Drive and Stirling Road and  
bounded by SW 76th Avenue to the east.

**Existing/Future Land Use Designation:** The existing land use designation is  
Commerce/Office on the Town of Davie Future Land Use Map and Commercial on the

**Existing Zoning:** Commerce Center (CC)

**Existing Use:** Tindall Nurseries and pasture land

**Proposed Zoning:** Planned Business District (B-3)

**Proposed Use:** Wal\*Mart Super Store with outparcels

**Parcel Size:** 33.94 net acres/35.4 gross acres

**Surrounding Existing Land Use:**

**North:** vacant

**South:** Service Station and Stirling Road

**East:** Single Family Home and Exotic Acres Single Family Homes

**West:** Strip Shopping Center across University Drive

**Surrounding Future Land Use:**

**North:** Commerce/Office

**South:** Commercial at NW corner of University Drive and Stirling Road  
and Commercial (County) and Residential 5 D.U. (Town)  
across Stirling Road

**East:** Residential 1/D.U. and Residential 10/D.U.

**West:** Commercial across University Drive

**Surrounding Zoning:**

**North:** Commerce Center (CC)

**South:** Community Business (B-2),  
Agricultural (A-1) & Residential Multi-family 5 D.U. (RM-5), County  
across Stirling Road

**East:** Estate Dwelling (R-1) & Agricultural (A-1)

**West:** Neighborhood Business (B-1)

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## **ZONING HISTORY**

**Related History:** A plat for this parcel was approved by Town Council, through Resolution R99-91, on March 16, 1999. The approved plat, as reviewed by Broward County Planning Council, allowed for 90,000 square feet of commercial, 370,000 square feet of office, 185-room hotel, and 100,000 square feet of storage with access provided from University Drive and Stirling Road. This plat was heard by the Broward County Board of County Commissioners on March 21, 2000. The Commissioners tabled the item for 35 days at the discretion of a County Commissioner.

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## Comprehensive Plan Considerations

**Planning Area:** The subject parcel is located within Planning Area 10. This planning area is identified by commercial development of retail centers and office buildings along the west side of University Drive and small-scale commercial development with multi-family residential and plant nurseries on the east side of University Drive.

**Broward County Land Use Plan:** The Broward County Land Use Plan has identified this parcel of land as Commercial. Broward County does not have a commerce/office land use designation, and as such, the permitted uses under the Town of Davie Comprehensive Plan are also allowed under the County's Commercial land use designation.

**Concurrency Considerations:** The proposed land use change will have a greater impact on the amount of solid waste generated as compared to the approved land use of Commerce/Office. The actual number the Town uses to determine the amount of solid waste generated by a development is 9 lbs. per 100 square feet a day. The applicant has indicated that existing Wal\*Marts generate much less than the Town's generation rate. This information is included in the applicant's application and is indicated in Addendum A. The proposed land use change will have no additional impact on sanitary sewer, potable water, and roadway trips. A traffic generation run was performed by Broward County comparing the approved plat uses and the proposed 250,000 sq.ft. of retail. This report confirmed the applicant's traffic study. See attached Addendum A.

### **Applicable Goals, Objectives & Policies:**

#### **Future Land Use**

**Policy 7-3 :** Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

**Policy 8-1:** The Commerce/Office category shall provide for the suitable location of office complex and multi-use developments in a campus-like setting consistent with policies directing the location of commercial and industrial land uses. (See policy below)

**Policy 7-4:** Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Consistent with policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

(editorial note: Policy 7-1: "The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economic base.")

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## Staff Analysis

Comprehensive Plan. The proposed amendment requests a change in land use designation from Commerce/Office to Commercial for one (1) vacant parcel of land totaling 33.94 acres at the northeast corner of University Drive and Stirling Road.

For Future Land Use Map changes of ten acres or more, a land use plan amendment must be approved by the Town Council. acknowledged by the Broward County Planning Council

reviewed and approved by the South Florida Regional Planning Council and reviewed and approved by the Department of Community Affairs (DCA). The land use plan amendment requires two public hearings on the local level, one for transmittal to DCA and a final hearing for adoption.

The Town land use designation of Commerce/Office was created by Council to provide for variety of commerce-type developments combining some commercial and light fabrication uses, but excluding most industrial and intensive retail uses. Along University Drive the majority of existing land uses are Commercial. By specifically designating parcels Commerce/Office, the Town's intention is to encourage the creation of office and professional uses to augment the existing retail based uses. The land use designation of this parcel and the one immediately to the north represents the largest Commerce/Office land use designation in the Town and the most viable to meet the goals of the designation to provide for campus like settings.

The proposed land use designation is comparable in concurrency impact with the existing Commerce/Office land use designation. Staff finds that the existing land use designation will result in an end product consistent with the goals of the Town to provide for variety and diversity in nonresidential developments. In addition, the zoning in place for this parcel, Commerce Center, is consistent with the land use of Commerce/Office furthering the Town of Davie's intent to encourage the development of commerce centers with business and professional uses throughout the Town.

Staff finds that either land use is appropriate at this location, but has not seen evidence that a land use change at this location, at this time, is warranted and it is in the best interest of the Town to retain the Commerce/Office land use designation.

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## **Findings of Fact**

The proposed amendment addresses the following criteria as identified in the town of Davie Land Development Code:

1. The proposed change is contrary to the adopted comprehensive plan. The existing land use designation of Commerce/Office is the land use category a approved by the Town to encourage the development of commerce activities and offices for administrative, professional and business uses in a campus-like setting. As such, any change in land use would weaken the intent of the adopted comprehensive plan to guide development to appropriate locations as indicated on the Future Land Use Map.
2. The proposed change will create an isolated district to the north with a land use classification of Commerce/Office, resulting in a decrease in land available to implement the policy of the Town to provide for commerce center type developments.
3. The existing boundaries are not illogically drawn. The parcel to the north has the same land use classification as the subject site, Commerce/Office, and is similar in size to the subject parcel.
4. It is not anticipated that the proposed change may adversely affect living conditions to the east where the land use classification is one (1) unit per acre.

5. The proposed change will not create an increase in automobile traffic as indicated in the attached traffic report prepared by a register engineer.
6. The proposed change may adversely affect other property values. The land use to the north is Commerce/Office and the proposed change may affect the viability of the remaining Commerce/Office parcel to provide a campus like setting, as required by the Town.
7. The proposed change may be a deterrent to the improvement or development of other property consistent with the comprehensive plan as identified on the Future Land Use Map. The property to the north has a land use designation of Commerce/Office. This proposed change may hinder the ability of the parcel to the north to develop as a Commerce/Office center consistent with the intent of the district.
8. The proposed change will constitute a grant of special privilege to an individual owner, in light of the Commerce/Office land use to the north.
9. There are no reasons that the property cannot be used in accord with existing regulations. In this case, the contract purchaser of the property requires the ability to use 100% of the floor area for retail. The land use classification and zoning currently limits the site development to 20% retail.
10. The proposed land use designation is not the most appropriate designation. Given the site location relative to the abundance of commercial retail zoning and land use along University Drive further north, the existing land use designation of Commerce/Office is the more appropriate land use classification. The change to commercial land use at this time would undermine the intent of the Commerce/Office district recognizing the abundance of vacant commercial land along University Drive and the intent of the Town to provide incentives for the right development adhering to the Commerce/Office land use designation and the Commerce Center zoning classification.

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## **Staff Recommendation**

### **Recommendation:**

Based upon the above and the finding of facts in the negative, staff recommends denial of application Number LA -00-1A

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## **Local Planning Agency (LPA)**

The Local Planning Agency (LPA) recommended denial of LA 00-01 at its April 26, 2000 meeting by a motion made by Mr. Davenport and seconded by Mr. Davis for a vote of 3-0. (Mr. Stahl was absent).

Prepared by: \_\_\_\_\_

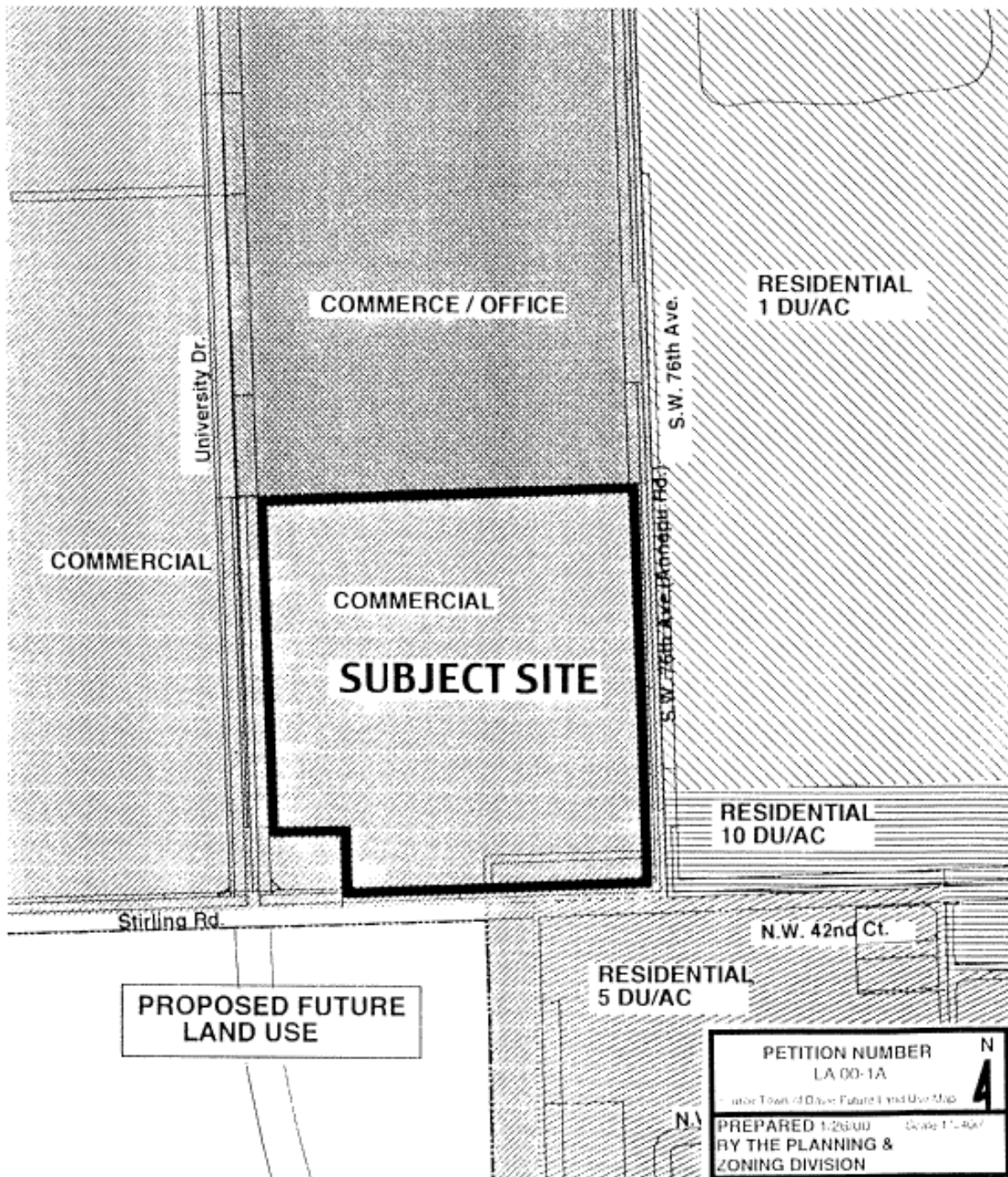
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## **ADDENDUM A**

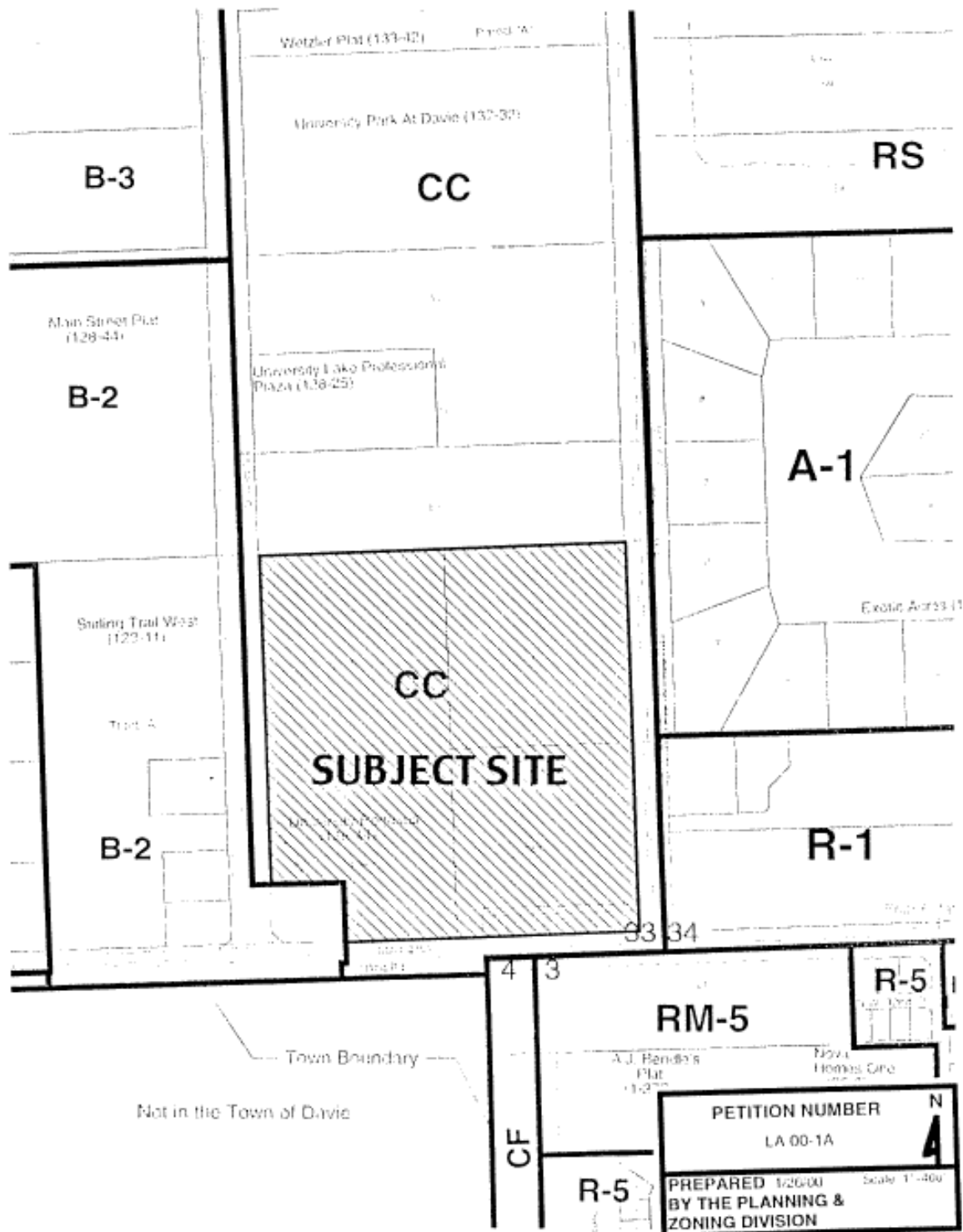
### **Analysis of Public Facilities and Services**

**Existing Land Use - Commerce/Office**  
**Proposed Land Use - Commercial**

- A. Sanitary Sewer** - Projected demand on the Town's wastewater system would be a decrease from 104,800 Gallons per Day (GPD), approved as platted, to 25,000 GPD. Sufficient capacity is available to handle the projected demand.
- B. Potable Water** - Projected demand on the Town's potable water system would be a decrease from 104,800 GPD, approved as platted, to 25,000 GPD. Sufficient capacity is available to handle the projected demand,
- C. Drainage** - The site is located within the Eastern Sub Area of the Central Broward Drainage District and is controlled by pump station (S-13) on the C-11 canal. The current system provides sufficient flood protection and drainage improvements to serve the proposed project.
- D. Solid Waste** - Projected generation will be reduced from 15,080 lbs/day to 4,408 lbs/day. Waste Management is capable of providing solid waste and recycling services to the site.
- E. Recreation and Open Space** - This amendment will not impact the Town's current level of service.
- F. Transportation** - The proposed amendment will reduce the number of trips on the roadway network in comparison to the present land use and approved plat. The commerce/office land use designation, with the approved plat note vesting trips on the roadway network include a 185-room hotel, 90,000 square foot of commercial retail, 387,000 square feet of office and 100,000 square feet of industrial, generates 12,286 daily trips as compared to 12,148 daily trips generated by the requested commercial land use, resulting in 138 fewer total trips. The adopted level of service, associated with this LUPA, is met in both the short and the long term analysis.









**APPLICATION FOR AMENDMENT  
TO  
THE TOWN OF DAVIE LAND USE PLAN**

***THE WOLF SITE  
DAVIE, FLORIDA***

Submitted To:

TOWN OF DAVIE PLANNING AND ZONING DIVISION

January 2000  
Revised February 3, 2000

Prepared By:  
Kimley-Horn and Associates, Inc.  
601 21<sup>st</sup> Street, Suite 400  
Vero Beach, FL 32960  
Phone: (561) 562-7981  
Fax: (561) 562-9689

KHA PROJECT NO. 047253029.3.100

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**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

1. LETTER OF TRANSMITTAL  
*(2 copies for BCPC, 1 Copy for DCA)*

**This item is applicable for amendments to the Broward County Land Use Plan. Because this amendment is only for the Town of Davie Land Use Plan, this item does not apply.**

- A. Date local governing body held transmittal public hearing.*
- B. Whether the amendment is within an Area of Critical State Concern or Resource Planning and Management Program.*
- C. Whether the amendment is an exemption to the twice per calendar year limitation on the adoption of plan amendments.*
- D. Proposed month of adoption.*
- E. Whether the proposed amendment is to be adopted under a joint planning agreement.*
- F. Name, title, address, and telephone number for local government contact.*

2. LOCAL GOVERNMENT INFORMATION  
*(2 copies for BCPC, 10 Copies for DCA)*

**This item is applicable for amendments to the Broward County Land Use Plan. Because this amendment is only for the Town of Davie Land Use Plan, this item does not apply.**

- A. Local Amendment Case Number.*
- B. Recommendation of the local unit of government and minutes from the local planning agency and local government public hearings on the amendment.*
- C. Local staff report on the amendment as provided to the local government.*
- D. Description of public notification procedures followed for the amendment.*

3. APPLICANT INFORMATION  
*(2 copies for BCPC, 1 Copy for DCA)*

- A. Name, address, and telephone number of the applicant.*
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**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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Wal-Mart Stores East, Inc.  
2001 SE 10<sup>th</sup> Street  
Bentonville, AR 72712-6489  
Phone: (501)273-4000)

Contact: Mr. J. Robert Bray

*B. Name, address, and telephone number of the agent.*

Kinley-Horn and Associates, Inc.  
601 21<sup>st</sup> Street, Suite 400  
Vero Beach, Florida 32960  
Phone: (561)562-7981)  
Fax: (561)562-9689)  
Contact: Kevin Roberson, P.E.

*C. Name, address, and telephone number of the property owner(s).*

See Exhibit E.

*D. Planning Council Fee.*

This item is not applicable.

*E. Applicant's rationale for the amendment.*

The existing land use allows for only a maximum twenty (20) percent of the gross floor area for retail sales. The proposed land use designation will allow for development of one-hundred (100) percent retail use.

*4. AMENDMENT SITE DESCRIPTION*  
*(2 copies for BCPC)*

*A. Concise written description of the size and boundaries of the area proposed to be amended.*

The gross area of the subject site as described in the legal description provided as Exhibit F is 35.4 acres. The net area (subtracts easements and FDOT Right of Way Donations) as recorded in the plat approved by the Town of Davie is 33.94 acres. The subject site lies in the Southeast Quarter of the Southeast Quarter of Section 33, Township 50 South, Range 41 East of Broward County, Florida. The site is bounded by University Drive (SR 817) to the West, SW

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

76<sup>th</sup> Avenue to the East, Stirling Drive to the South, and by Vacant Property to the North.

*B. Legal Description of the area proposed to be amended.*

See Exhibit F.

*C. Map at a scale of 1" = 300' clearly indicating the amendment's location, boundaries, and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Administrator.)*

See Exhibits A through D and the attached Exhibit K. A full size copy of the proposed site plan (Scale: 1" = 60') has also been provided.

**5. EXISTING AND PROPOSED USES**  
(2 copies for BCPC, 10 Copies for DCA)

*A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.*

The project site is designated Commerce Office on the Town of Davie Land Use Plan and Commercial on the Broward County Land Use Plan. The proposed land use designation for the Town of Davie is Commercial. The Broward County land use designation will remain unchanged.

LAND USE PLAN		
	TOWN OF DAVIE	BROWARD COUNTY
CURRENT USE	Commerce Office	Commercial
PROPOSED USE	Commercial	Commercial

*B. Current land use designations for the surrounding properties.*

EXHIBIT "C" depicts the Land Use designations for the surrounding properties. The current land use designations for the properties surrounding the subject site are as follows:

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

	<b>TOWN OF DAVIE</b>	<b>BROWARD COUNTY</b>
<b>North</b>	Commercial/Office	Commercial
<b>East</b>	Residential 1 DU/AC and Residential 10 DU/AC	Residential 1 DU/AC and Residential 10 DU/AC
<b>South</b>	Commercial and Residential 5 DU/AC	Commercial and Residential 5 DU/AC
<b>West</b>	Commercial	Commercial

*C. Current and proposed zoning for the amendment site and adjacent areas.*

EXHIBIT "D" depicts the current and proposed zoning designations for the surrounding properties. The current zoning designation are outlined below:

<b>AMENDMENT SITE:</b>	
<b>CURRENT:</b> Commerce Center District (CC) <b>PROPOSED:</b> Planned Business Center District (B-3)	
<b>North</b>	Commerce Center District (CC)
<b>East</b>	Estate Dwelling District (R-1) and Agricultural District (A-1)
<b>South</b>	A-1 between University Drive and the canal, RM-5 east of the canal (this property is in unincorporated Broward County)
<b>West</b>	Neighborhood Business District (B-1)

*D. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.*

To the best of the applicant's knowledge, these provisions have not been used on adjacent properties.

*E. Existing use of amendment site and adjacent areas.*

The northeast portion of the subject property is currently operating as "Tindall Nurseries", with the remaining portions of the subject property as pasture land.

The adjacent properties are being utilized as follows:



**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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North: Agricultural/Ornamental plant nursery  
South: Stirling Road/Central Broward County Water Control  
District Office  
East: SW 76<sup>th</sup> Avenue/Residential Development  
West: University Drive/Several commercial retail strip centers  
Southwest corner of site: "Mobil Gas Station"

*F. Proposed use of the amendment site including square footage and/or dwelling unit count proposed for each parcel.*

The proposed amendment site will allow for a 222,327 SF Commercial Retail/Grocery Center. Three (3) to four (4) outparcels and one (1) future lease lot are also proposed for the site. The lot sizes for the outparcels are 1.0 acre each. The future lease lot will be no more than one acre in size. See Exhibit K.

*G. Proposed site plan and any other available special studies or information*

The currently proposed site plan is attached as Exhibit K. A full size site plan has also been provided. The plan is subject to change pending review from the Town of Davie Planning and Zoning Division.

*H. Maximum allowable development under existing designation for the site.*

The existing land use designation (Commerce Office) allows for a maximum twenty (20) percent of the gross floor area for retail sales.

*I. Maximum allowable development under proposed designation for the site.*

The proposed land use designation will allow for development of one-hundred (100) percent retail area.

**6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**  
*(2 copies for BCP, 10 Copies for DCA)*

*The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. If more than one amendment is submitted, calculations should be prepared on an individual and cumulative basis.*

*A. Sanitary Sewer Analysis*

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service*

The subject property is located within the Town of Davie Service Area One. The adopted level of service for wastewater is 190 gallons per capita per day (GPCD). The system is currently operating at 61% of capacity, and sufficient additional capacity is available to meet the demand of this site.

2. *Identify the facilities serving the service area in which the amendment is located including the plan capacity, current demand on plant capacity and committed plant capacity.*

The facilities serving the service area are the System II Wastewater Treatment Plants. The plant capacity is 5.0 million gallons per day (MGD), with a current demand and committed plant capacity of 2.8 MGD.

3. *Identify the additional demand resulting from this amendment – provide calculations including assumed demand per square foot or dwelling unit.*

As outlined in the table below, the sanitary sewer flow based upon currently approved uses on the site would be 104,800 GPD. The proposed change to 250,000 s.f. of Commercial would require 25,000 GPD. The net result is a decrease in the flow of 79,800 GPD.

USE	CALCULATION	GPD
<b>Current</b>		
185 Room Hotel	150 GPD per room	27,750 GPD
90,000 s.f. Commercial	0.1 GPD per s.f.	9,000 GPD
387,000 s.f. Office	15 GPD per 100 s.f.	58,050 GPD
100,000 s.f. Industrial	0.1 GPD per s.f.*	10,000 GPD
		<b>Total - 104,800 GPD</b>
<b>Proposed</b>		
250,000 s.f. Commercial	0.1 GPD per s.f.	<b>25,000 GPD</b>

\*The Town of Davie Comprehensive Plan Flow Table lists Factories and Warehouses as types of uses that might be reasonably assumed as "Industrial." The Warehouse flow rate of 0.1 GPD is used here for the purpose of this comparison.

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified*

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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*within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

Year 2000 design capacity for wastewater treatment facilities is 5.0 mgd. The projected demand on the facility is 2.87 mgd, a 43% capacity surplus.

Year 2005 design capacity for wastewater treatment facilities is projected at 7.0 mgd. The projected demand on the facility is 3.14 mgd, a 55% capacity surplus.

5. *Identify the existing and planned service to site – provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

Service to the site will be from both an existing 24" force main on S.W. 76<sup>th</sup> Avenue and an existing 6" force main on University drive. See Exhibit II.

6. *Letter from utility verifying the above information.*

See Exhibit II.

B. Potable Water Analysis

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The subject property is located within the Town of Davie Service Area One. The adopted level of service for water is 185 gallons per capita per day (GPCD). The system is currently operating with sufficient capacity to meet the demand of this site.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand and committed demand.*

The facilities serving the service area are the Systems I & III Water Treatment Plants. The plant capacity is 7.8 million gallons per day (MGD), with a current demand and committed plant capacity of 3.6 MGD.

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

3. *Identify the wellfield service area in which the amendment is located including the permitted capacity, remaining capacity and expiration date of the permit.*

The facility is served by a combination of the System I and System III well fields. The annual permitted allocation is 1443 million gallons (MG). The permitted maximum daily allocation is 5.73 MG. The permit expiration is October 15, 2003.

4. *Identify the additional potable water demand resulting from this amendment -- provide calculations including assumed demand per square foot or dwelling unit.*

The sanitary sewer flow based upon the proposed change results in a net decrease of 79,800 GPD.

USE	CALCULATION	GPD
<b>Current</b>		
185 Room Hotel	150 GPD per room	27,750 GPD
90,000 s.f. Commercial	0.1 GPD per s.f.	9,000 GPD
387,000 s.f. Office	15 GPD per 100 s.f.	58,050 GPD
100,000 s.f. Industrial	0.1 GPD per s.f.	10,000 GPD
		<b>Total - 104,800 GPD</b>
<b>Proposed</b>		
250,000 s.f. Commercial	0.1 GPD per s.f.	<b>25,000 GPD</b>

5. *Identify the projected or planned capacity for the short and long range planning horizons as included within the adopted comprehensive plan -- provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned provide status including the status of any permit applications*

Year 2000 design capacity for water treatment facilities is projected at 7.8 mgd. The projected demand on the facility is 3.59 mgd, a 54% capacity surplus.

Year 2005 design capacity for water treatment facilities is projected at 11.8 mgd. The projected demand on the facility is 4.18 mgd, a 65% capacity surplus.

6. *Identify the existing and planned service to site -- provide information regarding existing and proposed*

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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*trunk lines and water main hookups to the amendment site.*

An existing 16" water line on S.W 76TH Avenue and an existing 8" water line on University Drive will serve the site. See Exhibit H.

7. *Letter from utility verifying the above information.*

See Exhibit H.

**C. Drainage Analysis**

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The site is located within the Eastern Sub Area of the Central Broward Drainage District. The level of service for stormwater management consists of a number of minimum design criteria including:

- Federal Emergency Management Administration criteria for minimum floor elevations of building sites and floodplain protection provisions
- Maximum allowable discharge of 1-1/2" per acre per day for properties east of 100<sup>th</sup> Avenue

2. *Identify the facilities servicing the service area in which the amendment is located.*

The site is within the Eastern drainage basin which is controlled by a pump station (S-13) on the C-11 Canal.

3. *Identify any planned drainage improvements including year, funding sources and other relevant information.*

The Town of Davie Comprehensive Plan lists no planned drainage improvements.

4. *Indicate if a Basin Surface Water Management Plan has been approved by the South Florida Water Management District for the amendment area. Also, indicate if the Basin Surface Water Management Plan is currently undergoing review for modification.*

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**The Wolf Site--Davie, Florida**

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A Basin Surface Water Management Plan has been approved for this area. The site is in the C-11E Basin.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.*

The area meets the adopted level of service.

6. *Letter from the local drainage district serving the area in which the amendment is located verifying the above information.*

See Exhibit 1.

**D. Solid Waste**

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The adopted level of service standards are as outlined in the table in item 6.D.3 below.

2. *Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.*

Adequate capacity is projected to meet the needs of this site.

3. *Identify the additional demand resulting from this amendment -- provide calculations including assumed demand per square foot or dwelling unit.*

Because there are very few existing Wal-Mart stores of this type and size, there is very little solid waste

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

generation data available. The solid waste disposal volume expected for the Supercenter has been calculated based on an analysis of that generated by a slightly smaller (188,366 s.f.) Supercenter in Vero Beach, Florida. This store has 2-40 cubic yard compactors, each of which are picked up an average of 65 times per year (130 total average pick-ups). This equates to a generation rate of approximately 0.0276 cubic yards per square foot per year.

Pro-rating this across the square footage of the new store (225,000 s.f.) would yield a solid waste generation of approximately 6,210 cubic yards per year or 17.0 cubic yards per day.

Each cubic yard of solid waste from the compactor weighs approximately 162 lbs. The daily generation is approximately 2,754 lbs. or 1.38 tons.

In addition to the compacted solid waste, Wal-Mart bales and recycles cardboard. The pro-rated amount of cardboard generated for recycling at the proposed store would be 3,726 cubic yards per year or 10.2 cubic yards per day. This would equate to approximately 1,654 lbs./day in addition to the solid waste.

The total solid waste generated would be approximately 4,408 lbs./day (although only 2,754 lbs./day is actually going to the landfill). This is significantly less solid waste than if the number was calculated based on the Town of Davie Commercial generation rate of 9 lbs./day/100 s.f. It can easily be concluded that the proposed project will generate considerably less solid waste than the previously approved program.

USE	CALCULATION	Lbs./Day
<b>Current</b>		
185 Room Hotel	6 lbs. per room per day*	1,110 lbs./day
90,000 s.f. Commercial	9 lbs. per 100 s.f. per day	8,100 lbs./day
387,000 s.f. Office	1 lb. per 100 s.f. per day	3,870 lbs./day
100,000 s.f. Industrial	2 lbs per 100 s.f. per day	2,000 lbs./day
	<b>TOTAL</b>	<b>15,080 lbs./day</b>
<b>Proposed</b>		
250,000 s.f. Commercial	1.9 lbs per 100 s.f. per day	<b>4,408 lbs./day</b>

\*estimated based on approximate combination of residential and commercial type of use

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

4. *Identify the projected landfill/plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information*

According to the Town of Davie Comprehensive Plan, the projected capacity of existing and proposed landfill and disposal facilities is adequate to support projected population and growth rates through the year 2000 and beyond.

5. *Identify the existing and planned service to site.*

A franchised private carting company will serve the site. Waste Management is the service provider to the Town of Davie.

6. Letter from service provider verifying the above information.

See Exhibit J. Please note that the letter provided by Mr. Babchick confirms that Waste Management can accommodate the increase in solid waste of approximately four (4) tons per day. The initial calculation that was submitted to Mr. Babchick assumed 250,000 s.f. of Commercial Retail produced 9-lbs./100 s.f./day of waste (per standards outlined in the Town of Davis Comprehensive Plan) which is equal to 22,500 lbs./day. Since our last correspondence with Mr. Babchick, the projected solid waste generation has been recalculated based on actual store data. This revised calculation is outlined in Item D.3 above. The numbers show that the solid waste generated by this site is actually less than what is currently planned. In any case, Waste Management can accommodate the solid waste produced by the site.

#### F. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

Not applicable.



**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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2. *Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community, or regional park*  
  
Not applicable.
3. *Identify the additional need for park acreage resulting from this amendment.*  
  
Not applicable.
4. *Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan -- provide need projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information*  
  
Not applicable.

F. Traffic Circulation Analysis

1. *Identify the roadways serving the site and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.*
  1. The roadways serving the site include University Drive, a 6-lane roadway and Stirling Road, which is 6 lanes east of University drive, and 4 lanes west of University Drive. The current traffic volume on the segment of University Drive fronting this site is 45,500 vehicles per day as obtained from the 1998 Broward County Annual Average Daily Traffic (AADT) Map. Both current and adopted Levels of Service are D on this segment.  
  
The current volume on Stirling Road fronting the site is 24,000 vehicles per day as obtained from the 1998 Broward County Annual Average Daily Traffic (AADT) Map. The current and adopted Levels of Service on this segment are D and B respectively. See Exhibit G for the Traffic Impact Analysis Letter and Table 2. The roadway capacities for the adopted LOS standard are derived from the

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

Florida Department of Transportation 1998 LOS Handbook.

2. *Identify the projected level of service for the affected roadways for the short (five-year) and long term (2010) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.*

Background traffic projections for the short-term was determined by interpolating between the existing 1998 daily traffic volumes from the Broward County 1998 Traffic Map and the 2020 daily volumes derived from the Broward County MPO 2020 Long Range Traffic Model. The traffic analysis attached as Exhibit G indicates that the projected level of service (with the site developed as proposed in this application) as follows:

	Short Term (2005)	Long Term (2020)
University Drive	D	D
Stirling Road	B	B

The adopted Level of Service is met in both the short and long term analysis. This information is based on the Broward County MPO model. The capacities for the adopted LOS standard are derived from capacities contained in the Florida Department of Transportation 1998 LOS Handbook.

3. *Analyze the traffic impact from this amendment -- calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5-year) and long range (2010) planning horizons.*

The traffic impacts based on the proposed amendment will be less than the impacts due to the approved land use resulting in a net reduction in roadway network trips. As a result of the net incremental reduction in generated trips, there is no change in the Levels of Service on any of the roadways serving the site in the short and long-term due to the proposed amendment. Tables 3 and 4 of Exhibit G outline the details and results of the short and long-term analyses.

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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4. *Provide any special transportation studies relating to this amendment.*

Included as Exhibit G is a Traffic Impact Analysis Letter for this proposed land use amendment dated February 2, 2000.

G. *Mass Transit Analysis*  
*(Required of local plans with Mass Transit Elements)*

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

Not applicable.

2. *Identify the facilities serving the service area in which the amendment is located.*

Not applicable.

3. *Identify the additional demand resulting from this amendment.*

Not applicable.

4. *Identify the projected mass transit capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

Not applicable.

5. *Identify the existing and planned service to site.*

Not applicable.

6. *Letter from service provider verifying the above information.*

Not applicable.

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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*II. Public Education Analysis*

This item is not applicable.

**7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**  
*(2 copies for PCPC, 10 copies for DCA)*

*Indicate if the site contains, is located adjacent to or has the potential to adversely impact any of the natural and historic resource(s) listed below and, if so, how they will be protected or mitigated.*

*A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites*

A review of the project site by the Compliance Review Section of the Division of Historical resources indicated that no significant historical sites are recorded or likely to be present on or in the vicinity of the site.

*B. Archaeological sites listed on the Florida Master Site File.*

A review of the Florida Master Site File indicates that no significant archaeological sites are recorded on or in the vicinity of the site.

*C. Wetlands*

An approximately 0.4-acre isolated, depressional wetland was identified on the site. The wetland is dominated by wild taro (*Colocasia esculenta*) and melaleuca (*Melaleuca quinquenervia*). South Florida Water Management District (SFWMD) verified the jurisdictional limits of the wetland on September 28, 1999. Broward County DPEP and the US Army Corps of Engineers were copied on SFWMD's determination, though these agencies have not yet verified the jurisdictional limits. The wetland will be filled during development. Mitigation is not required by SFWMD. Impacts to the wetland will be appropriately mitigated if required by ACOE or DPEP.

*D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.*

A review of the Town of Davie Comprehensive Plan indicates that there are no Local Areas of Particular Concern within the amendment site.

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

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- E. *"Endangered" or "threatened species" or "species of special concern". If yes, identify the species and show the habitat location on a map.*

Field reconnaissance conducted at the amendment site did not reveal any evidence of State or Federally endangered, threatened, or species of special concern. Correspondence from U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI) confirmed this determination.

- F. *Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.*

A search of the FNAI database did not reveal any evidence of protected plant species occurrences on or in the vicinity of the site.

- G. *Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County's "Potable Water Supply Wellfield Protection Zone of Influence" Ordinance. If so, specify the affected zone and any provisions which will be made to protect the wellfield.*

According to Figure III-7 from the Town of Davie Comprehensive Plan *General Location of Wellfield Protection Areas*, the amendment site is located within Zone 3 of the regional wellfield, as defined in the Broward County Wellfield Protection Ordinance (No. 84-60). Provisions to protect the wellfield will include compliance with existing wellfield protection ordinances (Broward County Ordinance No. 84-60, § 5, 8-28-84) including obtaining a wellfield protection operating permit from Broward County if regulated substances will be stored, handled, or produced on site.

- H. *Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.*

The development process on the property will require clearing of portions of the site as well as typical grading that occurs with land development activity. This will require the placement of fill on the site. Suitable material from the excavation of the on-site retention ponds will be used for the proposed improvements, as well as clean fill material imported from an approved location. No unique site or soil conditions are known to occur on-site as it

## LAND USE AMENDMENT APPLICATION

### The Wolf Site--Davie, Florida

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relates to the land development of the project. Best management practices will be used during development.

1. *Beach Access – Indicate if the amendment is on the oceanfront. If so, describe what impact, if any, it will have on public beach access.*

Not applicable.

#### 8. LAND USE COMPATIBILITY

*(2 copies for B/CPC)*

*Describe how the amendment is consistent with existing and proposed land uses in the area and what provisions have or will be made to ensure land use compatibility.*

The site is located at the northeast corner of the intersection of Stirling Road and University Blvd. Immediately to the east, across SW 76<sup>th</sup> Avenue is land designated for residential development at both 1 and 10 DU/ac. Across University Drive to the west, properties are designated Commercial. Adjacent to the north is additional Commerce/Office designated property. Property to the south across Stirling Road is in Broward County, and is designated for commercial development.

The site is situated at a major intersection with excellent visibility from two major thoroughfares. A review of the Town of Davie Land Use Plan Map indicates that Commercial Land use designations do occur at most other intersections of this type.

#### 9. HURRICANE EVACUATION

*Hurricane evacuation re-analysis based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and times.*

The amendment site is not located within a hurricane evacuation zone.

#### 10. REDEVELOPMENT ANALYSIS

*(2 copies for B/CPC)*

*Indicate if the amendment is located in an identified redevelopment area. If so, describe how the amendment will facilitate redevelopment and promote existing redevelopment plans.*

The site is not located in an identified redevelopment area.

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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11. INTERGOVERNMENTAL COORDINATION  
(2 copies for BCPC, 10 copies for DCA)

*Describe whether the proposed amendment affects adjacent local governments.*

The proposed amendment site is just north of unincorporated Broward County. The roadway network will be affected by this amendment, however, the impacts on the roadway network have been taken into account through the Broward County platting process.

12. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE LOCAL PLAN  
(2 copies for BCPC, 10 copies for DCA)

*List of objectives and policies of the Future Land Use Element and other affected elements with which the proposed amendment is compatible.*

**FUTURE LAND USE:**

Objective 4, relating to concentration of intensities and densities to promote an economically sound community and discourage urban sprawl.

Compatible Policies include:

Policy 4-1 relative to locating higher intensity development based on availability of existing essential facilities and services.

Policy 4-3 which encourages infill growth in areas that already have essential infrastructure improvements such as potable water and sanitary sewer services.

**POLICY GROUP 7: COMMERCIAL USE:**

Policy 7-1 relates to expansion of the economic base through expansion of the commercial sector of its economy.

Policy 7-4 concerning the location of commercial uses with access to primary transportation facilities. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

**OBJECTIVE 17 – LAND USE COMPATIBILITY AND  
COMMUNITY APPEARANCE.**

**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

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Policy 17-1 expresses the Town's desire to locate non-residential development such that it does not adversely impact existing and designated residential areas. The development plan as proposed actually decreases the overall impact on essential services, thereby having less impact on adjacent residentially designated properties.

Additionally, Policy 17-6 states that the land development regulations shall address incompatible land uses through requirements such as buffering and setbacks. This policy is perhaps the most important in achieving compatibility with the proposed use. The project as proposed does not have access from SW 76<sup>th</sup> Avenue, thereby limiting the impacts to adjacent residentially designated property.

**13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

The proposed land use is consistent with Broward County's current land use designation.

**14. CONSISTENCY WITH STATE PLAN**

In general, the State Plan outlines Goals and Objectives that speak to the compatibility of land uses, and the need to locate uses in those areas where essential services such as utilities and traffic capacity are readily available. It further encourages commercial uses to be located along major roadways and at major intersections where residential development would not be desirable. This amendment is consistent with these criteria.

**15. POPULATION PROJECTIONS**

This item is not applicable to this request.

**16. ADDITIONAL SUPPORT DOCUMENTS  
*(2 copies for BCPC, 5 copies for DCA)***

*Other support documents or summary of support documents on which the recommendations are based.*

**17. PLAN ELEMENTS**

This item is not applicable to this request.



**LAND USE AMENDMENT APPLICATION**  
**The Wolf Site--Davie, Florida**

**LIST OF EXHIBITS**

EXHIBIT A – Location Map

EXHIBIT B – Aerial Photograph

EXHIBIT C – Land Use Map

EXHIBIT D – Zoning Map

EXHIBIT E – Property Owners

EXHIBIT F - Legal Descriptions

EXHIBIT G - Traffic Impact Analysis Letter and Table

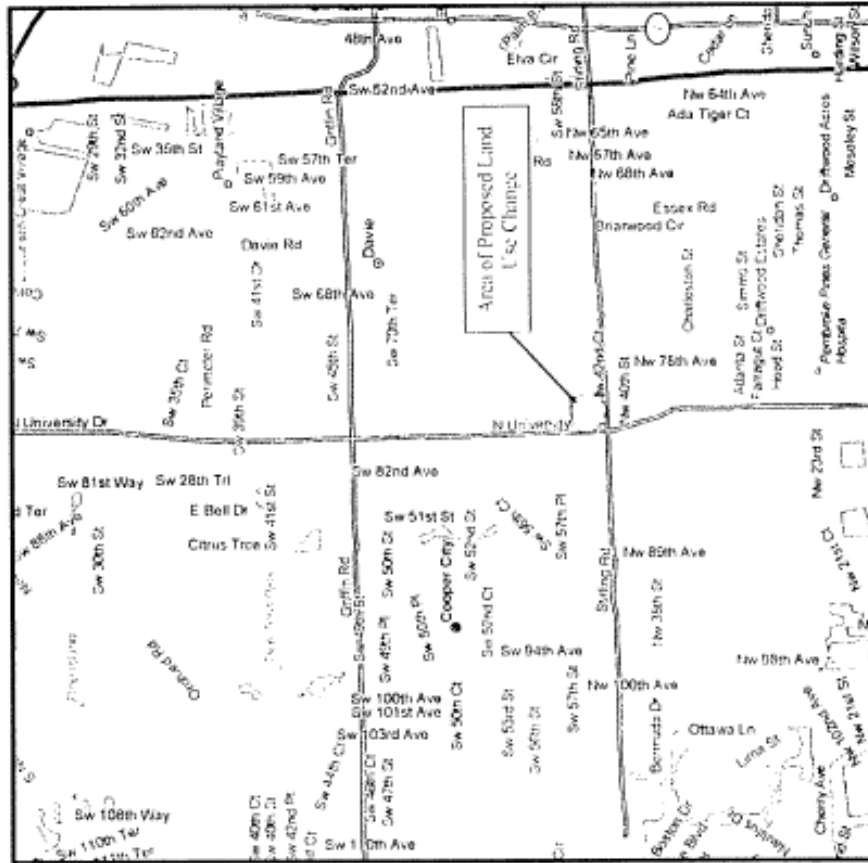
EXHIBIT H - Utility Verification Letter

EXHIBIT I - Drainage Verification Letter

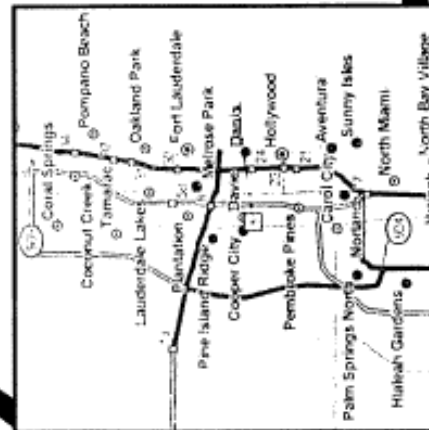
EXHIBIT J - Solid Waste Verification Letter

EXHIBIT K – Site Plan

# Location Map Exhibit 'A'



Stirling Road and University Drive  
Proposed Land Use Change  
Town of Davie  
Broward County, Florida



**K&N**  
Kimley-Horn  
and Associates, Inc.



Gentry-Horn  
and Associates, Inc.

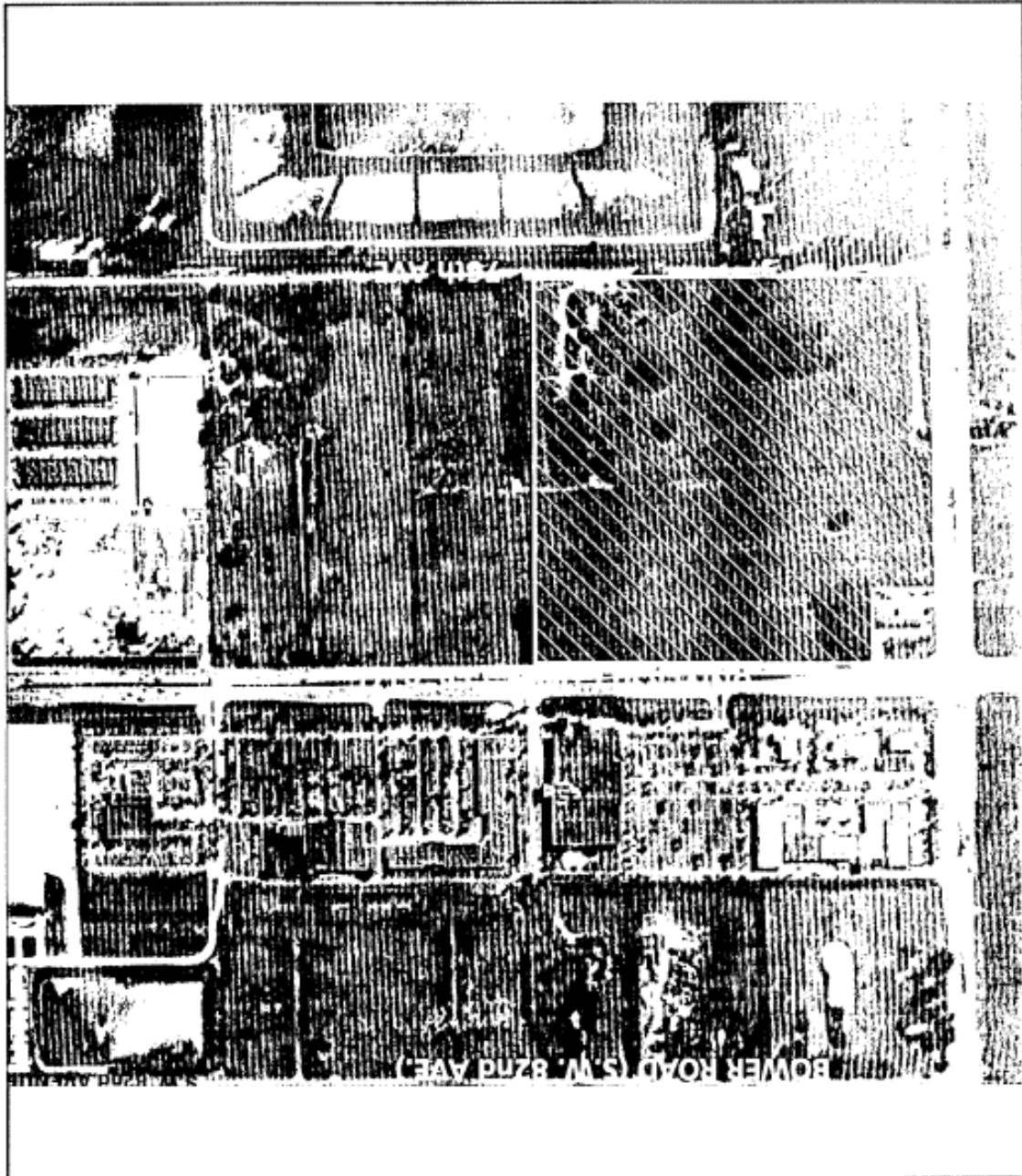
Engineering  
Planning  
and  
Environmental  
Consulting

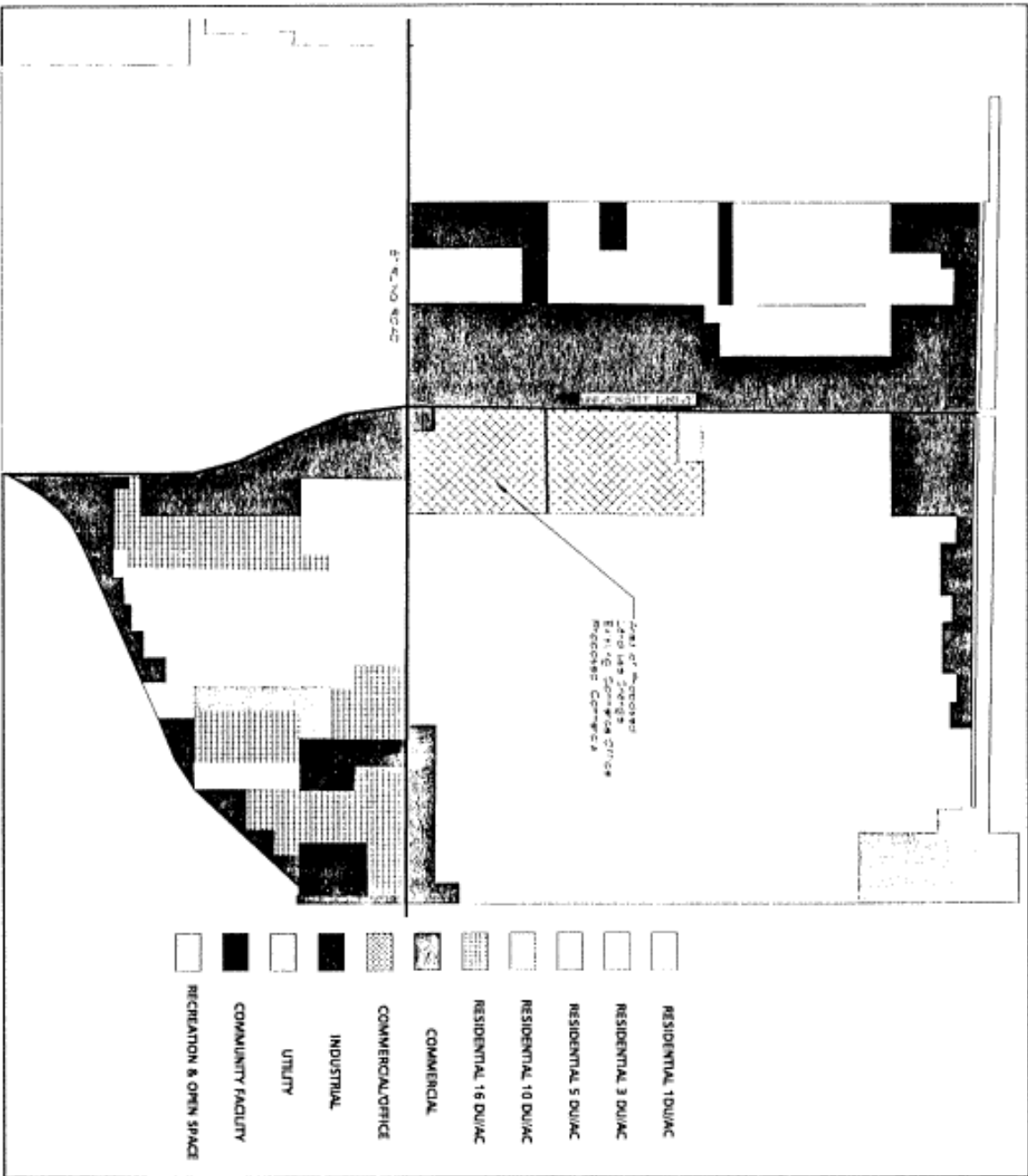
Suite 400  
601 N.W. 2nd St.  
Fort Lauderdale, FL 33301  
Phone: (305) 555-1111  
Fax: (305) 555-1111

DATE: 10/1/88  
DRAWN BY: JH  
CHECKED BY: JH  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1

TOWN OF DAVIE  
BROWARD COUNTY, FLORIDA  
EXHIBIT B  
AERIAL PHOTOGRAPH  
STIRLING ROAD AND UNIVERSITY DRIVE

DATE: 10/1/88  
SHEET NO. 1 OF 1  
047253029





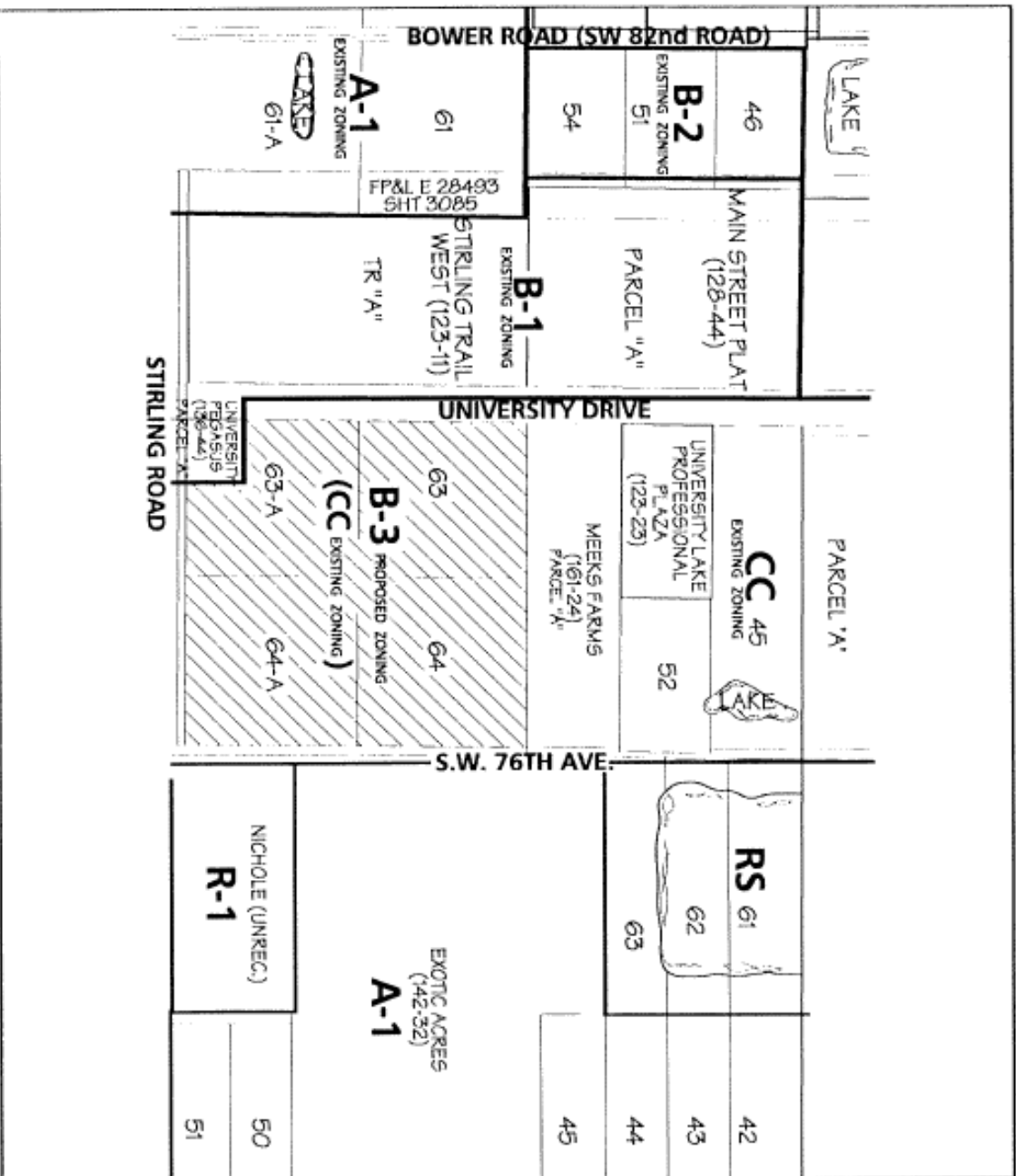
**Town of Dade**  
Broward County, Florida

**EXHIBIT 'C'**  
LAND USE MAP  
STIRLING ROAD AND UNIVERSITY DRIVE

**Legend**

04/7/2009

04/7/2009



**TOWN OF DAVIE**  
BROWARD COUNTY, FLORIDA

**EXHIBIT D**  
ZONING MAP  
STIRLING ROAD AND UNIVERSITY DRIVE

**Kimpton and Associates, Inc.**

*Planning, Mapping and Development Consultants*

5144 AVE. C, 2nd Floor  
West Palm Beach, Florida 33411  
Tel: (561) 831-1111  
Fax: (561) 831-1111

**Map No. 04725029**

**Scale:** 1" = 100'

**Date:** 04/25/2029

**EXHIBIT E**  
**Property Owners**

1. Mary L. Wolf  
PO Box 215  
Newville, AL 36353-0215
2. Carol A. Morales  
c/o Abrams Anton, PA  
Attn: David Weismann  
Hollywood, FL 33022
3. Carol Wolf Moonaw  
c/o Abrams Anton, PA  
Attn: David Weismann  
Hollywood, FL 33022
4. Harris Trust Company of Florida  
Co-Trustee of the Joseph S. Wolf Family Trust and not individually  
c/o Abrams Anton, PA  
Attn: David Weismann  
Hollywood, FL 33022
5. Susan M. Coryell  
c/o Abrams Anton, PA  
Attn: David Weismann  
Hollywood, FL 33022

## LEGAL DESCRIPTION (BY SURVEYOR)

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND SITUATE LYING AND BEING IN A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS ALSO BEING A PORTION OF TRACTS 63, 63A, 64, AND 64A, OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN BROWARD COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE, BEARING NORTH 01°54'03" WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 88.24 FEET TO A POINT;

THENCE, BEARING SOUTH 88°05'57" WEST A DISTANCE OF 35.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 76TH AVENUE AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 43°27'27" WEST A DISTANCE OF 17.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STIRLING ROAD (STATE ROAD 848);

THENCE, BEARING SOUTH 87°46'51" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STIRLING ROAD A DISTANCE OF 218.69 FEET TO A POINT;

THENCE, CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STIRLING ROAD SOUTH 88°27'28" WEST A DISTANCE OF 677.00 FEET TO A POINT;

THENCE, CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STIRLING ROAD SOUTH 87°46'51" WEST A DISTANCE OF 91.29 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF UNIVERSITY PEGASUS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE, BEARING NORTH 01°55'39" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID UNIVERSITY PEGASUS A DISTANCE OF 213.00 FEET TO THE NORTHEAST CORNER OF SAID UNIVERSITY PEGASUS;

THENCE, BEARING SOUTH 87°46'51" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID UNIVERSITY PEGASUS A DISTANCE OF 225.00 FEET TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817);

THENCE, BEARING NORTH 01°54'16" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE A DISTANCE OF 1,080.07 FEET TO THE SOUTHWEST CORNER OF MECKS FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 161, PAGE 24, PUBLIC RECORDS BROWARD COUNTY FLORIDA;

THENCE, BEARING NORTH 87°30'13" EAST ALONG THE SOUTHERLY LINE OF SAID MECKS FARMS, A DISTANCE OF 1,224.92 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 76TH AVENUE;

THENCE, BEARING SOUTH 01°54'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 76TH AVENUE A DISTANCE OF 1,292.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,541,934.39 SQUARE FEET, 35.400 ACRES MORE OR LESS.



Kimley-Horn  
and Associates, Inc.

February 3, 2000

EXHIBIT G

4431 Finkenslager Drive  
West Palm Beach, Florida  
33407

Mr. Jeff Katims  
Town of Davie  
Planning and Zoning Division  
6591 Orange Dr.  
Davie, FL 33314

Re: Wal-Mart Davie, FL  
Store # 2987-00, NewSC  
Wolf Site  
Traffic Impact Analysis for Proposed Land Use Amendment

Dear Mr. Katims:

Kimley-Horn and Associates, Inc. has performed a revised short-term and long-term analysis associated with the proposed land use amendment for the Wolf Family Plat to be consistent with the methodology used by Broward County. The subject plat is located on the northeast corner of Stirling Road and University Drive in Davie, Florida. The site is currently approved for a 185-room hotel, 90,000 square feet of commercial retail, 387,000 square feet of office and 100,000 square feet of industrial land use. A land use amendment is proposed to modify the site to contain a 245,630 square foot shopping center comprising general retail, a fast food restaurant, two high turn-over sit down restaurants and a drive-in bank. A short-term (year 2005) analysis and a long-term (year 2020) analysis were undertaken for the two land use scenarios. The Broward County MPO 2020 Long-Range Traffic Model was used to determine the future traffic projections in 2020. The following is a detailed discussion of our findings:

Trip Generation

The trip generation potential for the approved and proposed land use traffic was developed based on the trip generation rates published by Broward County. The trip generation for the proposed land use was based on an approach that considered the development as a retail shopping center comprising a total of 245,630 square feet. This approach is consistent with methods employed by Broward County for the TRIPS model. The trip generation rates and results of the approved versus proposed trip generation comparison are presented in Table 1. Table 1 shows that there will be a net reduction in daily trips associated with the proposed amendment.

TEL 561 845 0865  
FAX 561 843 8175





Kimley-Horn  
and Associates, Inc.

Mr. Jeff Katims, February 3, 2000 Page 2

### Existing Analysis

An existing analysis was undertaken for roadways serving the site using the 1998 daily traffic volumes obtained from the 1998 Broward County Annual Average Daily Traffic (AADT) Map. Table 2 shows the results of the level of service analysis of existing conditions. The results indicate that all roadways currently meet the adopted Level of Service (LOS) standard.

### Short-Term Analysis

A short-term analysis was undertaken considering the approved and amended land uses for the year 2005. Background traffic for 2005 was determined by interpolating between the existing 1998 daily traffic volumes from the Broward County 1998 Traffic Map and the 2020 daily volumes derived from the Broward County MPO 2020 Long Range Traffic Model. Project assignment was also determined from the Broward County MPO Traffic Model, which is based on the Florida Standard Urban Transportation Modeling Structure (FSUTMS). The net change in traffic from the proposed versus the amended land uses was distributed to the roadways serving the site based upon the derived project assignment. The total traffic on a link by link basis was determined by adding the net change in site traffic to the total background traffic. Table 3 shows the results of the LOS analysis. The results indicate the all roadways will meet the adopted Level of Service (LOS) standard in the short-term.

### Long-Term Analysis

A long-term analysis was undertaken considering the approved and amended land uses for the year 2020. Background traffic for 2020 was obtained from the Broward County MPO 2020 Long-Range Traffic Model. Project assignment was also determined from the Broward County MPO Traffic Model. The net change in traffic from the proposed versus the amended land uses was distributed to the roadways serving the site based upon the derived project assignment. The total traffic on a link by link basis was determined by adding the net change in site traffic to the total background traffic. Table 4 shows the results of the LOS analysis. The results indicate that Stirling Road west of University Drive will not meet the LOS standard in the long-term. This deficiency will exist regardless of the proposed amendment as the failure results from a direct comparison of the 2020 daily volume projected by the Broward County MPO Traffic Model with the adopted LOS standard.



Kimley-Horn  
and Associates, Inc.

Mr. Jeff Kaima, February 3, 2000 Page 3

Conclusion

The foregoing analyses indicate that the proposed land use amendment for the Wolf Family plat complies with Broward County's Comprehensive Plan. The impacts due to the proposed amendment are less than what has been approved.

If you have any questions or comments, please call me.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Joseph B. Pollock, Jr., P.E.  
Senior Vice President

JBP:lcb  
Attachments

P:\0472\53029\020300\jk.doc

TABLE 1 WOLF FAMILY PLAT TRIP GENERATION		
Land Use	Intensity	Daily Trips
<b>Approved Site Traffic</b>		
Hotel	185 Rms.	1,650
Commercial Retail	90,000 S.F.	6,370
Office	387,000 S.F.	3,752
Industrial	100,000 S.F.	514
<b>Gross Trips</b>		<b>12,286</b>
<b>Proposed Site Traffic</b>		
Commercial Retail	245,630 S.F.	12,148
<b>Gross Trips</b>		<b>12,148</b>
<b>Proposed Less Approved</b>		<b>(138)</b>
Note: Trip generation was calculated using the following data: Daily Traffic Generation Hotel [Broward Co.] = $T = 8.92 \text{ trips per Room}$ Commercial Retail [Broward Co.] = $\ln(T) = 0.643 * \ln(A) + 5.866$ Industrial [Broward Co.] = $T = 5.14 \text{ trips per } 1,000 \text{ sq. ft.}$ Office [Broward Co.] = $\ln(T) = 0.768 * \ln(A) + 3.654$		

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**TABLE 2**  
**WOLF FAMILY PLAT**  
**1998 AADT LINK ANALYSIS**

Roadway From	To	Existing		Planned	1998 Existing Traffic (v)	1998 Total Traffic	Meets LOS D? Standard?
		Number Of Lanes	LOS D Capacity (v)	Number Of Lanes			
West of University Drive	University Drive	4L	35,000	4L	29,500	29,500	Yes
University Drive	East of 76th Avenue	6L	52,500	6L	24,000	24,000	Yes
University Drive	University Drive	6L	52,500	6L	24,500	24,500	Yes
North of Sterling Road	South of Sterling Road	6L	52,500	6L	45,500	45,500	Yes
South of Sterling Road		6L	52,500	6L	46,500	46,500	Yes

**TABLE 3**  
**WOLF FAMILY PLAT**  
**2005 AADT LINK ANALYSIS**

Roadway From	To	Existing		Planned	2005 Background Traffic (v)	2005 Project Traffic	Amendment Project Traffic	Δ Change	2005 Total Traffic	Meets LOS D? Standard?
		Number Of Lanes	LOS D Capacity (v)	Number Of Lanes						
West of University Drive	University Drive	4L	35,000	4L	31,500	2,794	2,794	(32)	31,798	Yes
University Drive	East of 76th Avenue	6L	52,500	6L	24,481	2,308	2,308	(26)	24,455	Yes
University Drive	University Drive	6L	52,500	6L	24,833	2,187	2,187	(24)	24,929	Yes
North of Sterling Road	South of Sterling Road	6L	52,500	6L	44,500	5,897	5,897	(66)	44,784	Yes
South of Sterling Road		6L	52,500	6L	46,500	3,037	3,037	(35)	46,465	Yes

**TABLE 4**  
**WOLF FAMILY PLAT**  
**2010 AADT LINK ANALYSIS**

Roadway From	To	Existing		Planned	2010 Background Traffic (v)	2010 Project Traffic	Amendment Project Traffic	Δ Change	2010 Total Traffic	Meets LOS D? Standard?
		Number Of Lanes	LOS D Capacity (v)	Number Of Lanes						
West of University Drive	University Drive	4L	35,000	4L	36,600	2,794	2,794	(32)	36,149	No
University Drive	East of 76th Avenue	6L	52,500	6L	23,541	2,334	2,334	(26)	23,485	Yes
University Drive	University Drive	6L	52,500	6L	23,608	2,187	2,187	(24)	23,584	Yes
North of Sterling Road	South of Sterling Road	6L	52,500	6L	41,455	5,897	5,897	(66)	42,290	Yes
South of Sterling Road		6L	52,500	6L	46,500	3,037	3,037	(35)	46,465	Yes

Note:

(1) FDOT 1998 LOS Handbook, Generalized Annual Average daily Volumes for Florida's Urbanized Areas.

(2) 1998 Broward County Average Daily Traffic (ADT) Map.

(3) Background traffic for 2005 was determined by interpolating between the existing 1998 daily traffic volumes from the Broward County 1998 Traffic Map and the 2010 daily volume obtained from the Broward County MPO 2010 Long Range Model.

(4) Background traffic for 2010 was obtained from the Broward County MPO Long Range (FSLTMS) Model.

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2/3/09 16:02



Administration 797-1030  
Administrative Services 797-1020  
Budget & Finance 797-1050  
Community Services 797-1145  
Development Services 797-1111

Engineering 797-1113  
Fire Department 797-1090  
Police Department 797-120  
Public Works 797-1240  
Utilities 433-4000

Town of Davie

6501 Orange Drive Davie, Florida 33314-3399

(954) 797-1000

EXHIBIT II

January 13, 2000

47253029.3.100  
KMR  
MCS

Mr. Matthew Steder  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 21st Street, Suite 400  
Vero Beach, Florida 32960

Re: Water and Sewer Availability  
Wal-Mart - Davie, Florida  
Store No. 2987-00 (C-192-SEGL-01), New SC  
Wolf Site  
Our Project #00-001

Dear Mr. Steder:

Per your request for information regarding the service available to the above referenced property, please be advised that the property is located within the Town of Davie Utilities Department service area. There are water and sewer facilities available to provide service to this property.

Plant Capacity can be reserved by executing a Water and Sewer Service Agreement with the Town of Davie.

If you have any further questions regarding the above matter, please do not hesitate to call.

Sincerely,

TOWN OF DAVIE

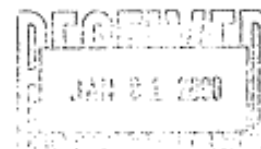
Heidi K. Cavicchia

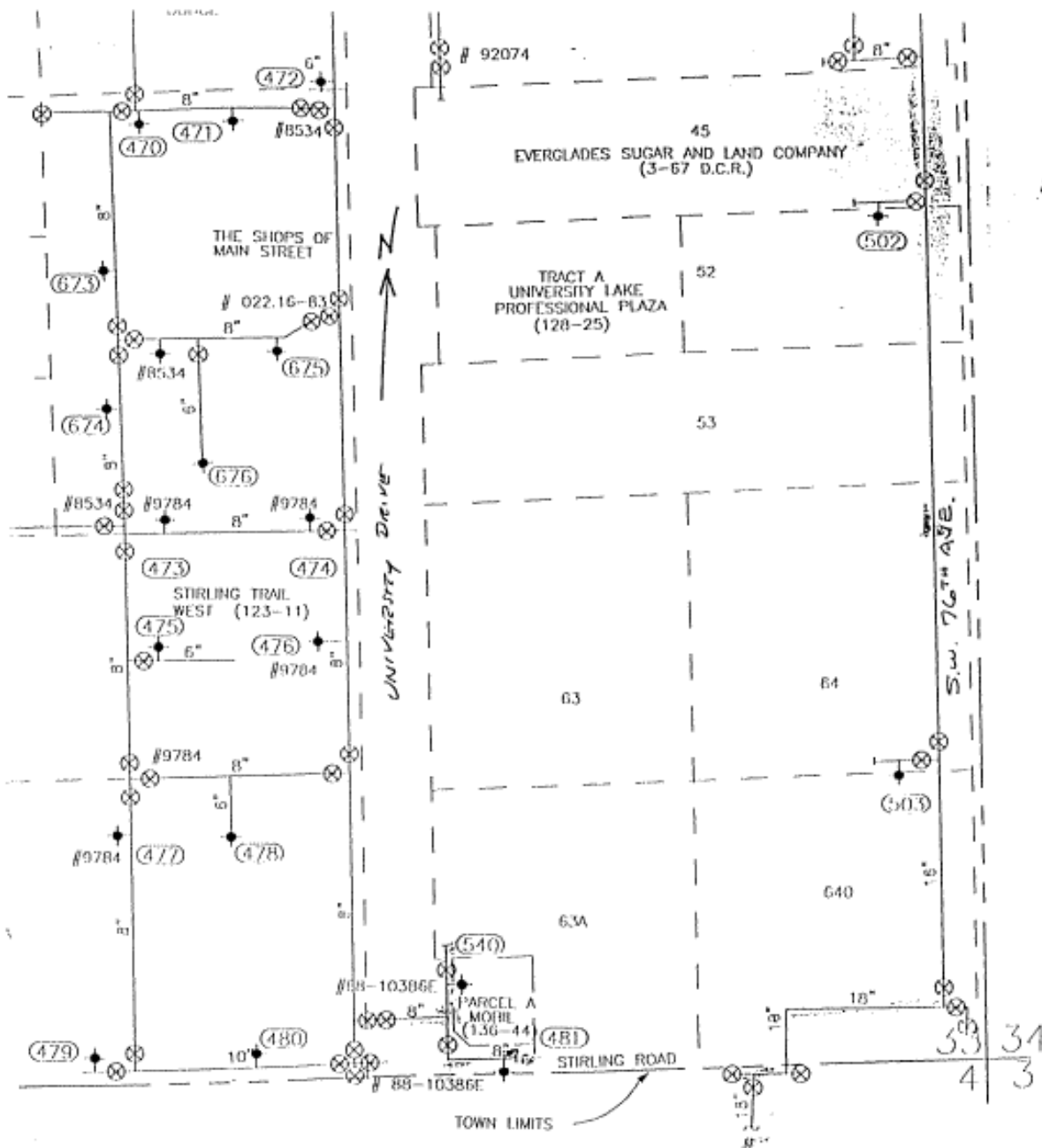
THROUGH:

Daniel Colabella  
Utilities Director

:hkc

cc: Town of Davie Planning Department



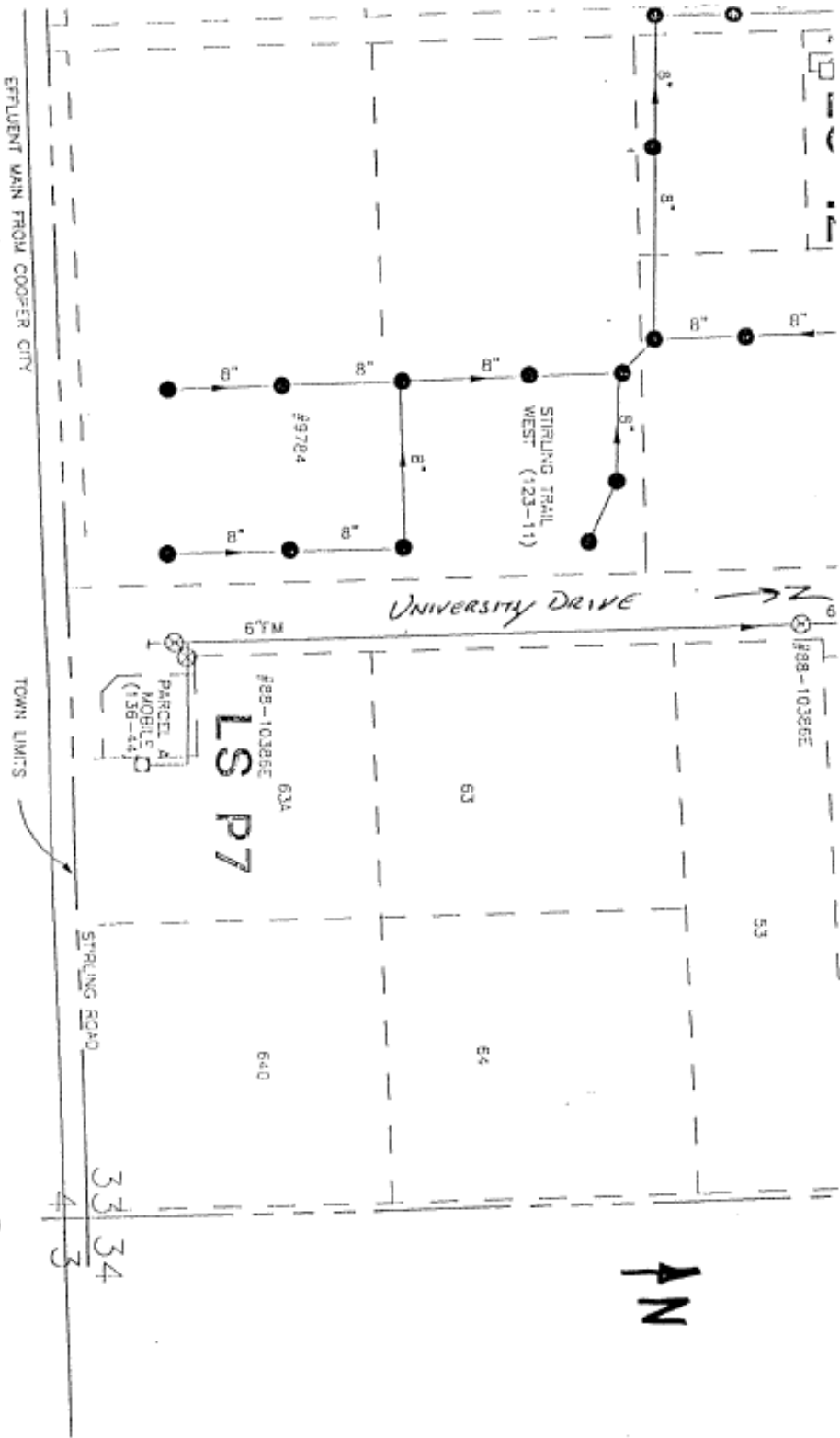


**Calvin, Giordano & Associates, Inc.**  
Engineers Surveyors Planners

2 Oakwood Boulevard Suite 120  
Hollywood, Florida 33020  
954.021.7781 954.021.0007 fax

WATER

**TOWN OF DAVIE**



Calvin, Giordano & Associates, Inc.  
 Engineers Surveyors Planners  
 2 Oakwood Boulevard Suite 120  
 Hollywood, Florida 33020  
 854.821.7781 854.821.8507 fax



Town of Davie  
 TOWN OF DAVIE



SEWER

#021060  
24" PV

33  
34  
1 3

EFFLUENT MAIN FROM COOPER CITY

SEWER Pg 2

DATE	REVISION	BY	NO	DATE	REVISION	





## CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STEELING ROAD (DAVIE)  
HOA LYWOOD, FLORIDA 33024

### BOARD OF COMMISSIONERS

Wayne Arnold, Chair  
Cris Fandelmann, Vice-Chair  
Tom Green  
Ron Robinson  
Maren M. Russell  
Sandra Switzer

TELEPHONE: (954) 432-5110  
FAX: (954) 432-8603  
E-Mail: culvert@gato.net

Exhibit I

097253029.3-100 E(3071)  
TWR  
JW  
JMR  
H.W.

January 10, 2000

Mr. Mathew Steder  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 21<sup>st</sup> Street  
Vero Beach, FL 32960

Re: Land Use Amendment – Wal\*Mart Davie, FL Store No. 2987-00, (C-192-  
SEGL-01.), New SC Wolf Site

Dear Mr. Kerr:

The Central Broward Water Control District (CBWCD) has adequate facilities for the proposed land use amendment, Wal\*Mart Davie, FL Store No. 2987-00.

Please call should you have any questions.

CENTRAL BROWARD WATER CONTROL DISTRICT

Michael Crowley  
District Manager

MC/vg

RECEIVED  
JAN 11 2000  
DISTRICT MANAGER  
CENTRAL BROWARD WATER CONTROL DISTRICT



February 2, 2000

**WASTE MANAGEMENT**

3831 NW 21st Avenue  
Pompano Beach, FL 33073  
(954) 974-7500  
(954) 974-0898 Fax

**VIA Facsimile: 1-561-562-9689**

**EXHIBIT J**

Matthew Steder  
Kimley-Horn  
And Associates, Inc.  
601 21st Street  
Vero Beach, FL 32960

RE: WalMart-Davie, FL  
Store # 2987-00  
Wolf-Site  
**Verification letter Request**

Dear Mr. Steder:


In response to your letter on February 1, 2000, I am pleased to inform you writing. Waste Management can easily accommodate the extra solid waste increase of approximately 4(four) tons per day from said Wolf-Site. Waste Management's Broward division also has adequate solid waste disposal capacity to service the current and proposed site.

Walmart normally uses a compactor and recycles it's trash. Waste Management governs themselves accordingly by the "Interlocal Agreement" with the Town of Davie and Broward County, FL. Waste Management also has a signed "Exclusive Solid-Waste Franchise Agreement" with the Town of Davie and is available upon your request.

I look forward to working with the entire development team.  
Feel free to call me with any questions at my office.

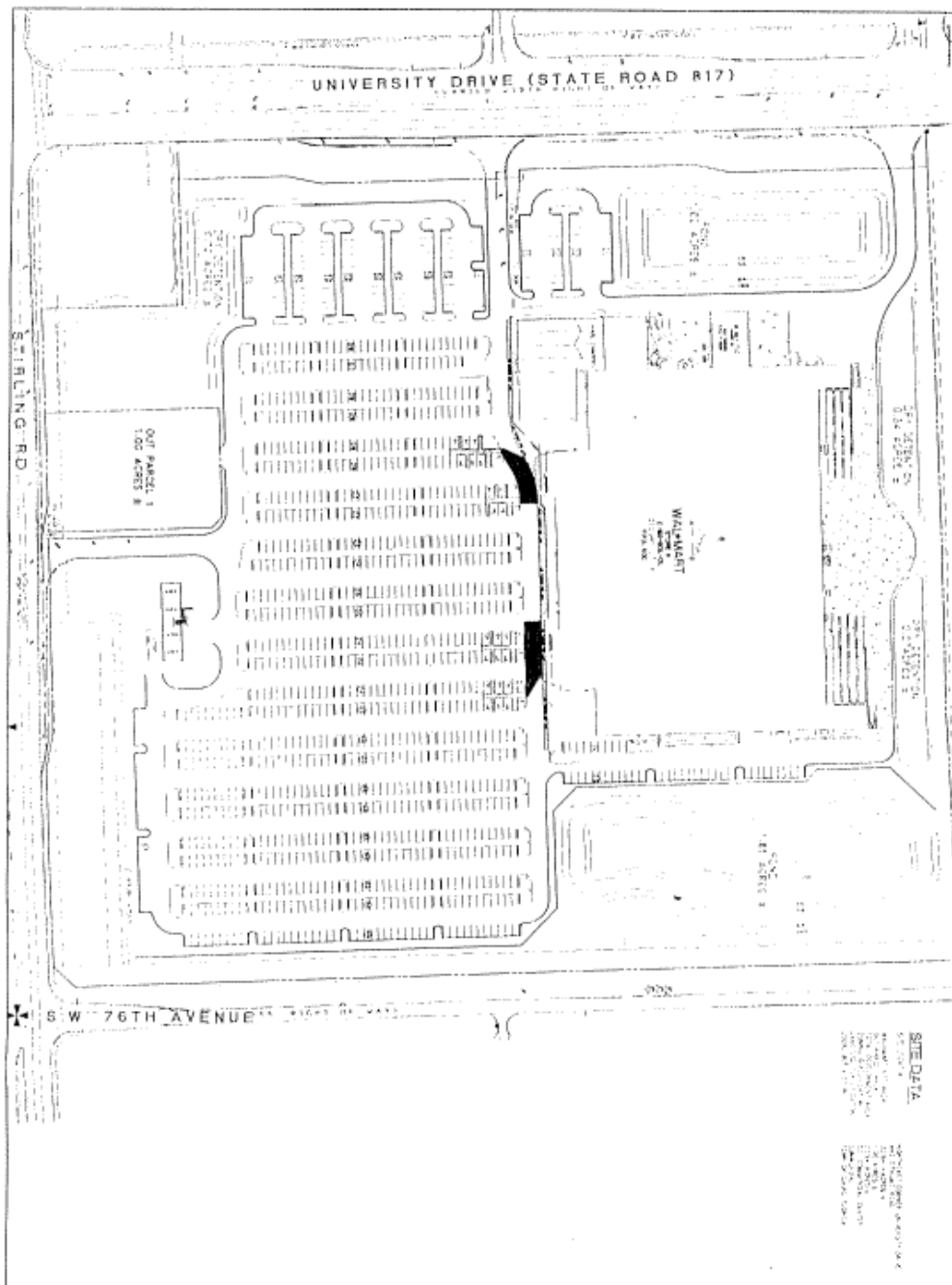
Sincerely,

Waste Management, Inc.

  
Phillip J Babchick  
Public Sector Manager

PJB/pjb

cc: dd; jc



**SITE DATA**

PROJECT: WALMART SUPERCENTER  
 SITE: 100 ACRES ±  
 LOCATION: 100 ACRES ±  
 OWNER: WALMART STORE GROUP, INC.  
 DESIGNER: [Faint text]  
 DATE: [Faint text]

<p>WAL-MART DAVIDE, FLORIDA          STORE NO. 2847-00 NEW-CC, C-10-000L-OL          TOWN OF DAVIDE, FLORIDA          WOLF SITE</p>	<p>DATE: 10/1/00          DRAWN BY: [Faint text]          CHECKED BY: [Faint text]          SCALE: 1" = 100' ±</p>	<p>NO. 100 ACRES ±          AREA: 100 ACRES ±          PERIMETER: 100 ACRES ±</p>	<p>NO. 100 ACRES ±          AREA: 100 ACRES ±          PERIMETER: 100 ACRES ±</p>	<p>NO. 100 ACRES ±          AREA: 100 ACRES ±          PERIMETER: 100 ACRES ±</p>	<p>NO. 100 ACRES ±          AREA: 100 ACRES ±          PERIMETER: 100 ACRES ±</p>
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